

FIRST AMENDMENT TO LEASE

This FIRST AMENDMENT TO LEASE (the "Agreement") is entered into as of June 1, 2017, by and between Nelson Enterprises, LLC as successor in interest to Paul Washburn, (hereinafter referred to as "Landlord"), and Utah County, by and through the Utah County Health Department WIC Program ("hereinafter referred to as Tenant").

BACKGROUND

- A. Landlord and Tenant entered into a Lease Agreement dated the 13th day of July, 2010, (the "Lease") in connection with a certain space located in Il Centro Piazza Condos in Orem, Utah.
- B. Landlord and Tenant wish to extend the term of the lease for five (5) years.
- C. The following provisions amend and, to the extent of any conflict, supersede the provisions of the aforementioned Lease.

NOW THEREFORE, in consideration of the matters recited and the promises exchanged in this Agreement, the receipt and sufficiency of which are hereby acknowledged, Landlord and Tenant agree as follows:

- 1. Lease Term Extension: Landlord and Tenant agree that lease term for the referenced property shall be extended for five (5) years commencing December 1, 2017 and expiring November 30, 2022.
- 2. Monthly Rent: Landlord and Tenant hereby agree that the monthly base rent during the extended term of the Lease shall be as follows:

Year 1	12/1/17-11/30/18	\$4,753.05/mo.
Year 2	12/1/18-11/30/19	\$4,895.64/mo.
Year 3	12/1/19-11/30/20	\$5,042.51/mo.
Year 4	12/1/20-11/30/21	\$5,193.79/mo.
Year 5	12/1/21-11/30/22	\$5,349.60/mo.

- 3. Effect and Other Provisions: Except as specifically modified pursuant to this Agreement, all other provisions of the Lease will remain in full force and effect.

IN WITNESS WHEREOF, Landlord and Tenant have entered into this Agreement as of the date set forth above.

LANDLORD:
Nelson Enterprises, LLC

TENANT:
Utah County Health Department WIC Program

BY: _____

BY: _____

TITLE: _____

TITLE: _____

DATE: _____

DATE: _____